HOUSING MARKET INFORMATION

# RENTAL MARKET REPORT

## Kingston CMA

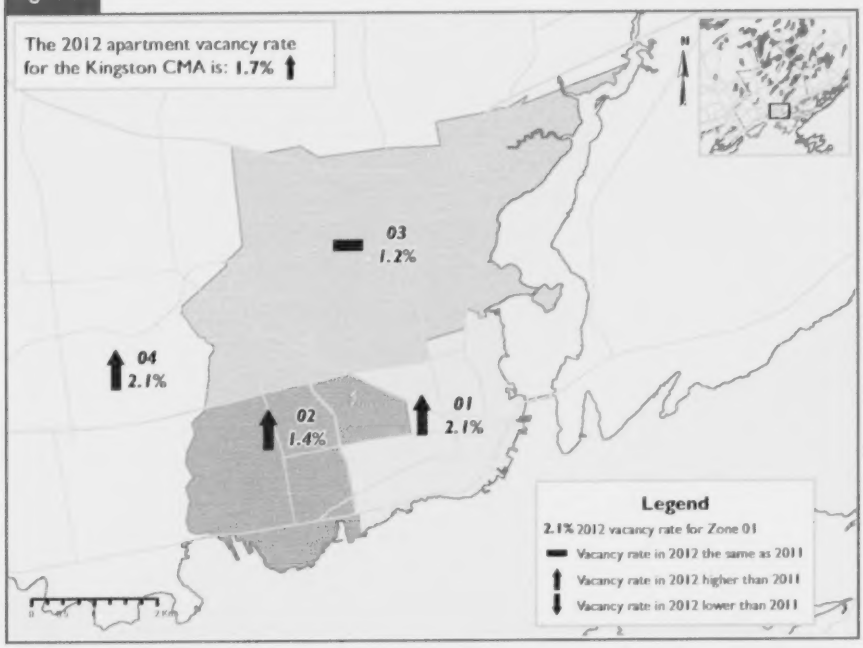
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

## Highlights

- At 1.7 per cent in October 2012, Kingston's vacancy rate for apartment buildings with at least three units was higher than the 1.1 per cent observed in October 2011.
- Fixed-sample[1] average rent for two bedroom apartments in existing structures was up 3.1 per cent from last year.
- The shift to homeownership and slower job gains among young adults exerted upward pressure on vacancy rates.
- In 2013, the Kingston vacancy rate will be 1.8%.

Figure 1




[1] Fixed-sample refers to a sample common to both the October 2011 and October 2012 surveys.

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# Kingston's Apartment Vacancy Rate Rises

According to the rental market survey conducted in October 2012 by Canada Mortgage and Housing Corporation (CMHC), the Kingston Census Metropolitan Area (CMA) average vacancy rate in privately initiated rental apartments with three or more units was higher than last year's level. At 1.7 per cent, the average rental vacancy rate in Kingston reached its highest level since 2008, but remained among the tightest rental markets in Canada.

Kingston continued to have one of the lowest vacancy rates among major CMAs in Ontario and Canada. In neighbouring non-CMA centres, the vacancy rate changes were mixed. The average vacancy rate fell in Greater Napanee Township to 2.3 per cent in 2012. Similarly, Brockville saw a decrease to 2.7 per cent in 2012. Conversely, Belleville saw an increase, from 3.5 per cent in 2011 to 4.4 per cent this year.

The higher vacancy rate this year in Kingston was in part due to some renter household's decision to purchase a home in response to lower mortgage rates earlier this year. In fact, the seasonally adjusted sales of homes in Kingston between the period of November 2011 through October 2012 and the same period previously were 6.4 per cent higher.

Weak employment growth among one of the key rental age groups, 15 to 24 year olds, has limited the strength of rental demand this year. Between January and October 2012, seasonally adjusted full time employment among youth aged 15-24 in Kingston declined by 2.3 per cent from the same period a year ago. However, there has been an improvement in the later part of 2012. This softening of youth full-time employment discouraged the formation of new households among a demographic who are likely to remain part of their parents' household.

Adding to this upward pressure on the vacancy rates was the addition of a large number of newly constructed rental units this year. Since the last survey in October 2011, 247 rental apartments were completed within the City of Kingston. Of these completions only 27 were allocated to the social housing market. As a result, renters had more options to choose from when deciding where to live.

## Downtown apartment vacancy rates

In October 2012, the average vacancy rate in "old" Kingston (Downtown – Zone 1) had increased to 2.1 per cent up from 1.1per cent in October 2011. This increase puts the downtown vacancy rate among the highest in the Kingston CMA. Notably the vacancy rate among buildings with 50+ units remained unchanged at 0.0 per cent this year, highlighting the solid demand for high rise units in Kingston's downtown core

Putting upward pressure on downtown vacancies were the newly constructed apartment structures within the downtown area and within close proximity to downtown. This area also experienced one of the largest increases in rent at 3.3%, which may have deterred some from moving into apartment rental accommodations.

Nevertheless the downtown rental market continued to be supported by a large number of full-time student enrolments at Queen's University and St. Lawrence College. According to Queen's University, the overall growth in full time student enrolments was up 7.0 per cent from last year.

St Lawrence College saw a slight decrease in the number of students,

Figure 2

Source: CMHC's Rental Market Survey (structures of 3+ units)

with full-time student enrolments now at 4,450, as noted in its 2011/12 annual report. Given these schools' proximity to Downtown and the preference among students to live off campus, an increase in student enrolment and household formation will apply continued downward pressure on vacancy rates within this zone.

## Weaker demand for newer buildings highlights increased homeownership in 2012

The average vacancy rate for apartment structures built after 2000, the closest substitute to home ownership, increased slightly to 0.7 per cent in October 2012 from 0.3 per cent in October 2011, as some renters switched to home ownership. This lower demand for high end rentals is evident when the distributions of rents in Kingston were broken down into five equal parts, or quintiles. The most expensive quintile saw its vacancy rate increase more than any other.

The demand for these newly built rental units has been historically supported by those in the 25 to 44 age groups, who are also the most likely to be switching from rental to ownership housing. The unemployment rate among the 25 to 44 demographic cohort has seen a downward trend over the last couple of years, albeit a slight increase in the later part of 2012 so far. As well, on a year-over-year basis, full time employment among this age group increased in 2012. As a result, there has been increased movement from rental to ownership.

Indicative of higher homeownership demand, the number of home sales

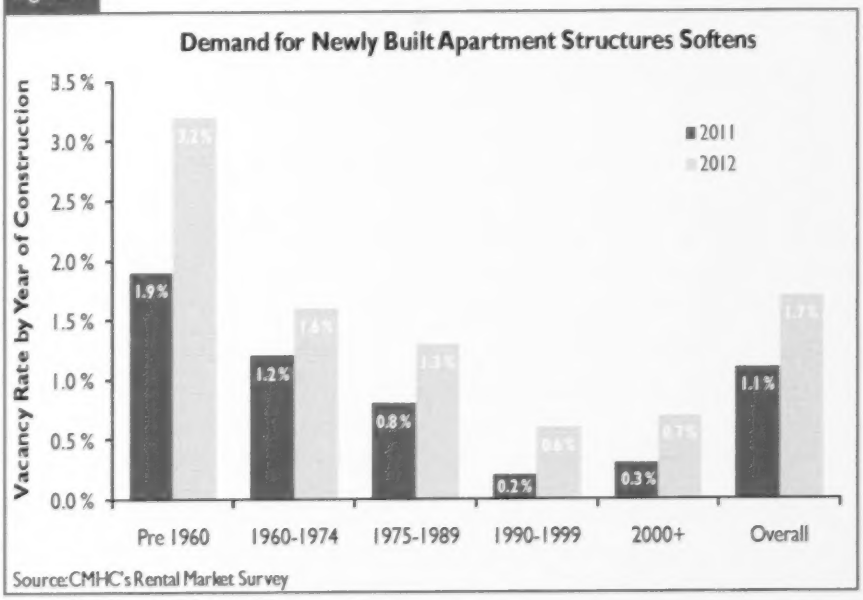
Figure 3

(seasonally adjusted) in Kingston were 6.4 per cent higher between the period of November 2011 through October 2012 and the same period previously. Worthy of note is that newer buildings still did have the lowest vacancy rates in Kingston, a sign that demand remained high.

## Demand for rentals supported by foreign migration numbers

Another factor that continued to support the demand for rental accommodations in Kingston is the healthy number of migrants the city has seen in the last five years. According to the recent census data released by Statistics Canada, the

Figure 4



number of net migrants to the city was 3,208 between 2006 and 2011. In fact, 2011 saw a particularly strong number of net migrants at 1,520.

Furthermore, international migrants represented the largest share, which is encouraging for the Kingston rental market. International migrants tend to lack the credit history and financial resources necessary for home ownership upon arrival. They must initially rely on rental accommodations before they are prepared to jump into the homeowners market. Kingston also remained a strong draw for international students. The number of international students attending Queen`s University jumped by 30.2 per cent between the school years of 2007/08 and 2011/12. As one of Canada`s most well know destinations for post-secondary education, the draw of international students to Kingston is likely to continue.

### Kingston's average rents continue to climb

This October, the fixed-sample average rent in existing apartment structures rose across all bedroom types in the Kingston CMA. Bachelor units posted the largest average rent increase of 3.4 per cent. Worthy of note is that the average rent increase in Kingston CMA was among the highest in the country. Along with Kitchener-Cambridge-Waterloo and Hamilton, Kingston's rent increase posted the seventh highest rank when compared with the other 32 regions surveyed in Canada.

Kingston rents grew largely due to a catch up from constrained rents given lower allowable guideline increases in 2011. However, rent increases did not grow in excess of the guideline amount. The average availability rate in Kingston was 2.9 per cent in 2012, up from 2.2 per cent in 2011. The higher availability rate suggests that property owners had more difficulty filling available units versus the fall of 2011. Competition from home ownership limited rent increases.

## Rental Market Outlook

Taking into account the interaction of supply and demand, the average apartment vacancy rate in Kingston is anticipated to increase slightly to 1.8 per cent in 2013. On the supply side, a number of apartment rental units are currently under construction and are expected to be completed in 2013. This large number of completions will exert upward pressure on the vacancy rates.

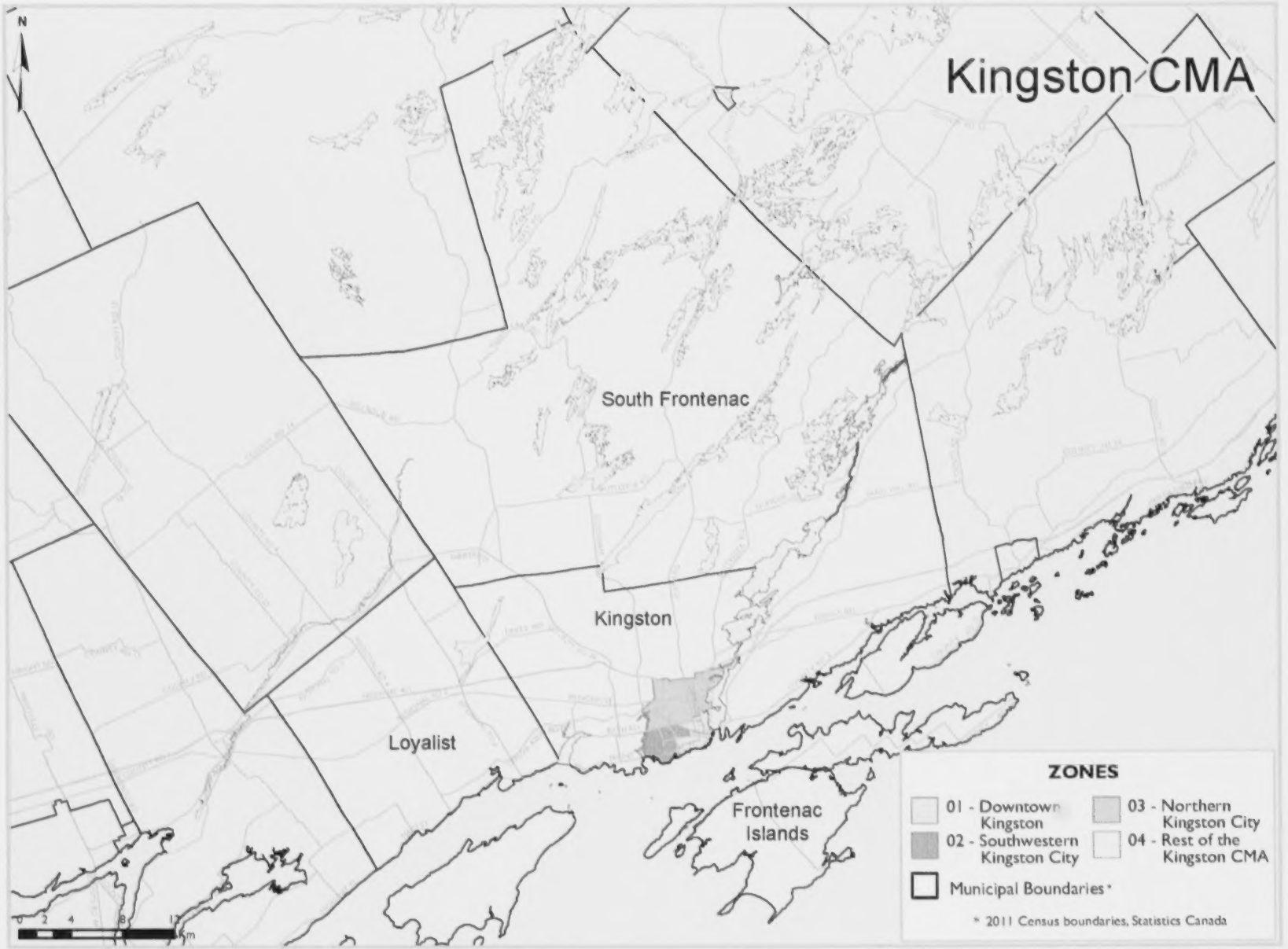
On the demand side, healthy international migration numbers and large number of enrolments at local post-secondary institutions will continue to support Kingston`s rental market. Overall, the 2013 average vacancy rate in Kingston will remain near historically low levels.

The average two-bedroom apartment rent is expected to grow at a lower rate than this year, reaching $1,035 in 2013, as provincial guidelines allow for an increase and newer, more attractive apartments, enter the market.

**Apartment Vacancy Rates (%) by Major Centres**

| | Oct. 2011 | Oct. 2012 |
|---|---|---|
| Abbotsford | 6.7 | 4.2 |
| Barrie | 1.7 | 2.0 |
| Brantford | 1.8 | 3.5 |
| Calgary | 1.9 | 1.3 |
| Edmonton | 3.3 | 1.7 |
| Gatineau | 2.2 | 3.3 |
| Greater Sudbury | 2.8 | 2.7 |
| Guelph | 1.1 | 1.4 |
| Halifax | 2.4 | 3.0 |
| Hamilton | 3.4 | 3.5 |
| Kelowna | 3.0 | 4.0 |
| Kingston | 1.1 | 1.7 |
| Kitchener-Cambridge-Waterloo | 1.7 | 2.6 |
| London | 3.8 | 3.9 |
| Moncton | 4.3 | 6.7 |
| Montréal | 2.5 | 2.8 |
| Oshawa | 1.8 | 2.1 |
| Ottawa | 1.4 | 2.5 |
| Peterborough | 3.5 | 2.7 |
| Québec | 1.6 | 2.0 |
| Regina | 0.6 | 1.0 |
| Saguenay | 1.4 | 2.0 |
| Saint John | 5.9 | 9.7 |
| Saskatoon | 2.6 | 2.6 |
| Sherbrooke | 4.7 | 5.0 |
| St. Catharines-Niagara | 3.2 | 4.0 |
| St. John's | 1.3 | 2.8 |
| Thunder Bay | 1.7 | 1.1 |
| Toronto | 1.4 | 1.7 |
| Trois-Rivières | 3.9 | 5.2 |
| Vancouver | 1.4 | 1.8 |
| Victoria | 2.1 | 2.7 |
| Windsor | 8.1 | 7.3 |
| Winnipeg | 1.1 | 1.7 |
| **Total** | **2.2** | **2.6** |

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website


Kingston CMA
N
South Frontenac
Kingston
Loyalist
Frontenac Islands
ZONES
01 - Downtown Kingston
02 - Southwestern Kingston City
03 - Northern Kingston City
04 - Rest of the Kingston CMA
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 2 4 8 12 km

| RMS ZONE DESCRIPTIONS - KINGSTON CMA | |
|---|---|
| Zone 1 | **Downtown Kingston** - Southern and Eastern boundaries determined by Lake Ontario and the Cataraqui River respectively. Western boundary determined by the following streets: Sir John A Macdonald, Albert, Princess, Division and Montreal. Northern boundary determined by the following streets: Concession, Joseph and Railway. |
| Zone 2 | **Southwestern Kingston City** - Southern and Western boundaries determined by Lake Ontario and the Little Cataraqui River respectively. Eastern boundary abuts Zone 1. |
| Zone 3 | **Northern Kingston City** - Southern boundary determined by Zones 1 and 2. Eastern, Northern and Western boundaries determined by Kingston's former city limits. |
| Zone 4 | **Rest of Kingston CMA** |
| **Zones 1-4** | **Kingston CMA** |

# RENTAL MARKET REPORT TABLES

## Available in ALL Rental Market Reports

**Private Apartment Data:**

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

## Available in SELECTED Rental Market Reports

**Private Apartment Data:**

1.3.3 Vacancy Rates (%) by structure Size and Zone

**Private Row (Townhouse) Data:**

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

**Private Apartment and Row (Townhouse) Data:**

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

## Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

**Rental Condominium Apartment Data ***

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

## Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

**Secondary Rented Unit Data**

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

## 1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Kingston CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| Kingston Zone 1 | 0.0 | ** | ** | 1.5 | 1.6 | 2.2 | 0.5 | ** | 1.1 | 2.1 |
| Kingston Zone 2 | 1.5 | 1.2 | 1.1 | 1.6 | 0.9 | 1.2 | ** | 2.5 | 1.1 | 1.4 |
| Kingston Zone 3 | 0.0 | 0.0 | 1.1 | 0.8 | 1.2 | 1.5 | 0.8 | 0.8 | 1.1 | 1.2 |
| Kingston Zone 4 | ** | 0.0 | 2.2 | 2.1 | 0.2 | 2.3 | ** | ** | 0.8 | 2.1 |
| **Kingston CMA** | **0.6** | **1.8** | **1.1** | **1.5** | **1.1** | **1.7** | **1.0** | **2.8** | **1.1** | **1.7** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Kingston CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| Kingston Zone 1 | 650 | 708 | 850 | 921 | 999 | 1,043 | 1,443 | 1,426 | 937 | 996 |
| Kingston Zone 2 | 607 | 625 | 774 | 799 | 947 | 972 | 1,105 | 1,073 | 877 | 900 |
| Kingston Zone 3 | 581 | 591 | 780 | 802 | 891 | 924 | 1,031 | 1,037 | 859 | 886 |
| Kingston Zone 4 | 553 | 566 | 769 | 839 | 1,087 | 1,149 | 995 | 1,049 | 976 | 1,042 |
| **Kingston CMA** | **623** | **661** | **804** | **850** | **965** | **1,005** | **1,215** | **1,230** | **905** | **947** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Kingston CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| Kingston Zone 1 | 342 | 347 | 1,512 | 1,487 | 1,800 | 1,791 | 321 | 303 | 3,975 | 3,928 |
| Kingston Zone 2 | 265 | 263 | 1,122 | 1,121 | 2,137 | 2,144 | 144 | 146 | 3,668 | 3,674 |
| Kingston Zone 3 | 44 | 45 | 1,055 | 1,050 | 2,137 | 2,097 | 133 | 132 | 3,369 | 3,324 |
| Kingston Zone 4 | 25 | 24 | 540 | 552 | 1,067 | 1,118 | 40 | 34 | 1,672 | 1,728 |
| **Kingston CMA** | **676** | **679** | **4,229** | **4,210** | **7,141** | **7,150** | **638** | **615** | **12,684** | **12,654** |

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Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kingston CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| Kingston Zone 1 | 0.0 | ** | 1.4 | 2.2 | 2.7 | 2.5 | 0.5 | ** | 1.8 | 2.8 |
| Kingston Zone 2 | 3.0 | 3.1 | 1.9 | 2.9 | 1.5 | 2.5 | ** | 2.5 | 1.9 | 2.7 |
| Kingston Zone 3 | ** | 2.0 | 2.3 | 1.3 | 3.3 | 3.2 | 4.5 | 3.1 | 3.0 | 2.6 |
| Kingston Zone 4 | ** | 0.0 | 4.3 | 4.1 | 1.2 | 4.0 | ** | 3.4 | 2.1 | 4.0 |
| **Kingston CMA** | **1.4** | **4.6** | **2.1** | **2.4** | **2.3** | **3.0** | **2.0** | **3.5** | **2.2** | **2.9** |

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Kingston CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-10 to Oct-11 | Oct-11 to Oct-12 | Oct-10 to Oct-11 | Oct-11 to Oct-12 | Oct-10 to Oct-11 | Oct-11 to Oct-12 | Oct-10 to Oct-11 | Oct-11 to Oct-12 | Oct-10 to Oct-11 | Oct-11 to Oct-12 |
| Kingston Zone 1 | ++ | 3.6 | 2.7 | 3.5 | 1.6 | 3.5 | ++ | ++ | 1.9 | 3.3 |
| Kingston Zone 2 | 1.3 | 3.7 | 2.1 | 3.2 | 2.4 | 2.6 | 2.2 | 1.7 | 2.3 | 2.9 |
| Kingston Zone 3 | ++ | 3.1 | 0.9 | 3.1 | 1.0 | 3.6 | 1.2 | 3.3 | 0.8 | 3.5 |
| Kingston Zone 4 | 3.2 | 1.9 | 0.9 | 3.0 | 1.2 | 2.0 | ++ | 4.9 | 0.8 | 2.1 |
| **Kingston CMA** | **1.6** | **3.4** | **1.8** | **3.3** | **1.6** | **3.1** | **1.6** | **2.6** | **1.6** | **3.1** |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Kingston CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| **Kingston CMA** | | | | | | | | | | |
| Pre 1960 | 0.4 | ** | ** | 3.2 | 2.1 | 2.8 | ** | ** | 1.9 | 3.2 |
| 1960 - 1974 | 0.7 | 0.5 | 0.9 | 1.3 | 1.6 | 1.9 | 0.8 | 2.0 | 1.2 | 1.6 |
| 1975 - 1989 | ** | ** | 0.9 | 0.6 | 0.7 | 1.5 | ** | ** | 0.8 | 1.3 |
| 1990 - 1999 | ** | ** | 0.3 | 0.0 | 0.1 | 0.9 | ** | ** | 0.2 | 0.6 |
| 2000+ | ** | ** | 0.3 | 1.7 | 0.2 | 0.3 | ** | ** | 0.3 | 0.7 |
| Total | 0.6 | 1.8 | 1.1 | 1.5 | 1.1 | 1.7 | 1.0 | 2.8 | 1.1 | 1.7 |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Kingston CMA

| Year of Construction | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| **Kingston CMA** | | | | | | | | | | |
| Pre 1960 | 633 | 660 | 732 | 840 | 856 | 921 | 1,457 | 1,429 | 813 | 906 |
| 1960 - 1974 | 614 | 649 | 739 | 765 | 847 | 878 | 1,090 | 1,111 | 810 | 840 |
| 1975 - 1989 | 595 | 638 | 826 | 852 | 948 | 980 | 1,083 | 1,158 | 908 | 938 |
| 1990 - 1999 | ** | ** | 811 | 858 | 1,028 | 1,052 | ** | ** | 981 | 998 |
| 2000+ | ** | ** | 1,179 | 1,215 | 1,412 | 1,478 | ** | ** | 1,341 | 1,397 |
| Total | 623 | 661 | 804 | 850 | 965 | 1,005 | 1,215 | 1,230 | 905 | 947 |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Kingston CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| **Kingston CMA** | | | | | | | | | | |
| 3 to 5 Units | ** | ** | ** | ** | 0.7 | ** | ** | ** | ** | 4.7 |
| 6 to 19 Units | ** | ** | 0.6 | 1.9 | 3.4 | 2.3 | ** | ** | 2.3 | 2.3 |
| 20 to 49 Units | 0.0 | 1.3 | 1.3 | 0.5 | 1.2 | 2.5 | 1.4 | 1.2 | 1.2 | 1.9 |
| 50 to 99 Units | 0.7 | 1.5 | 1.2 | 1.0 | 0.3 | 1.0 | 0.0 | 0.0 | 0.6 | 1.0 |
| 100+ Units | 0.0 | 0.0 | 0.5 | 0.7 | 0.3 | 0.5 | 2.5 | 0.0 | 0.4 | 0.6 |
| Total | 0.6 | 1.8 | 1.1 | 1.5 | 1.1 | 1.7 | 1.0 | 2.8 | 1.1 | 1.7 |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Kingston CMA

| Size | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| **Kingston CMA** | | | | | | | | | | |
| 3 to 5 Units | 665 | 684 | 784 | 857 | 905 | 947 | 1,294 | 1,293 | 864 | 931 |
| 6 to 19 Units | 566 | 633 | 695 | 761 | 775 | 843 | 1,304 | 1,332 | 759 | 835 |
| 20 to 49 Units | 606 | 662 | 744 | 782 | 843 | 884 | 1,190 | 1,139 | 825 | 858 |
| 50 to 99 Units | 614 | 639 | 763 | 795 | 978 | 1,021 | 1,092 | 1,105 | 902 | 941 |
| 100+ Units | 610 | 684 | 946 | 963 | 1,141 | 1,175 | 1,135 | 1,145 | 1,059 | 1,078 |
| Total | 623 | 661 | 804 | 850 | 965 | 1,005 | 1,215 | 1,230 | 905 | 947 |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Kingston CMA

| Zone | 3-5 | | 6-19 | | 20-49 | | 50-99 | | 100+ | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| Kingston Zone 1 | ** | ** | 1.8 | 2.2 | 0.6 | 0.3 | 0.0 | 0.0 | 0.0 | 0.0 |
| Kingston Zone 2 | ** | 4.0 | 3.4 | 1.9 | 0.6 | 2.9 | 0.1 | 1.1 | 0.5 | 0.4 |
| Kingston Zone 3 | ** | ** | 4.3 | ** | 1.8 | 1.3 | 0.6 | 0.8 | 0.5 | 0.4 |
| Kingston Zone 4 | n/s | n/s | ** | 3.2 | 1.0 | 3.8 | 1.2 | 1.4 | 0.2 | 2.4 |
| **Kingston CMA** | ** | **4.7** | **2.3** | **2.3** | **1.2** | **1.9** | **0.6** | **1.0** | **0.4** | **0.6** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Kingston CMA

| Rent Range | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| **Kingston CMA** | | | | | | | | | | |
| LT $400 | n/s | n/s | n/s | n/s | n/s | n/s | n/s | n/s | n/s | n/s |
| $400 - $599 | 0.5 | 0.7 | ** | ** | 0.0 | ** | n/s | n/s | 1.0 | 1.4 |
| $600 - $799 | 1.7 | 0.5 | 2.1 | 1.5 | 1.3 | 2.5 | ** | ** | 1.8 | 1.7 |
| $800 - $999 | ** | ** | 0.7 | 1.4 | 1.1 | 2.3 | ** | ** | 1.0 | 2.1 |
| $1000 - $1199 | ** | ** | 0.4 | 0.0 | 0.3 | 0.7 | 0.0 | ** | 0.3 | 0.6 |
| $1200+ | n/s | n/s | ** | 2.5 | 0.2 | 1.7 | ** | ** | 0.4 | 2.1 |
| Total | 0.6 | 1.8 | 1.1 | 1.5 | 1.1 | 1.7 | 1.0 | 2.8 | 1.1 | 1.7 |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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Please click Methodology or Data Reliability Tables Appendix link for more details

## 3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Kingston CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| Kingston Zone 1 | 0.0 | ** | ** | 1.5 | 1.6 | 2.1 | 0.4 | ** | 1.1 | 2.1 |
| Kingston Zone 2 | 1.5 | 1.2 | 1.1 | 1.6 | 0.9 | 1.2 | ** | 2.1 | 1.1 | 1.4 |
| Kingston Zone 3 | 0.0 | 0.0 | 1.1 | 0.8 | 1.2 | 1.5 | 0.8 | 0.8 | 1.1 | 1.2 |
| Kingston Zone 4 | ** | 0.0 | 2.2 | 2.1 | 0.2 | 2.3 | 0.0 | 0.0 | 0.8 | 2.1 |
| **Kingston CMA** | **0.6** | **1.8** | **1.1** | **1.4** | **1.0** | **1.7** | **0.8** | **2.2** | **1.0** | **1.6** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Kingston CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| Kingston Zone 1 | 649 | 707 | 849 | 919 | 997 | 1,040 | 1,492 | 1,433 | 943 | 997 |
| Kingston Zone 2 | 607 | 625 | 774 | 799 | 947 | 972 | 1,062 | 1,049 | 877 | 900 |
| Kingston Zone 3 | 581 | 591 | 780 | 802 | 891 | 924 | 1,031 | 1,037 | 859 | 886 |
| Kingston Zone 4 | 553 | 566 | 769 | 839 | 1,091 | 1,152 | 1,104 | 1,100 | 989 | 1,049 |
| **Kingston CMA** | **623** | **661** | **803** | **850** | **966** | **1,005** | **1,220** | **1,212** | **909** | **949** |

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Kingston CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| Kingston Zone 1 | 344 | 349 | 1,527 | 1,502 | 1,830 | 1,821 | 353 | 329 | 4,054 | 4,001 |
| Kingston Zone 2 | 265 | 263 | 1,122 | 1,121 | 2,137 | 2,144 | 180 | 182 | 3,704 | 3,710 |
| Kingston Zone 3 | 44 | 45 | 1,055 | 1,050 | 2,138 | 2,098 | 135 | 134 | 3,372 | 3,327 |
| Kingston Zone 4 | 25 | 24 | 540 | 552 | 1,093 | 1,143 | 124 | 119 | 1,782 | 1,838 |
| **Kingston CMA** | **678** | **681** | **4,244** | **4,225** | **7,198** | **7,206** | **792** | **764** | **12,912** | **12,876** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Kingston CMA

| Zone | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 | Oct-11 | Oct-12 |
| Kingston Zone 1 | 0.0 | ** | 1.4 | 2.2 | 2.6 | 2.5 | 0.4 | ** | 1.7 | 2.8 |
| Kingston Zone 2 | 3.0 | 3.1 | 1.9 | 2.9 | 1.5 | 2.5 | 4.4 | 2.1 | 1.9 | 2.6 |
| Kingston Zone 3 | ** | 2.0 | 2.3 | 1.3 | 3.3 | 3.2 | 4.4 | 3.1 | 3.0 | 2.6 |
| Kingston Zone 4 | ** | 0.0 | 4.3 | 4.1 | 1.1 | 4.0 | 0.0 | 1.0 | 2.0 | 3.8 |
| **Kingston CMA** | **1.4** | **4.6** | **2.1** | **2.4** | **2.3** | **2.9** | **1.8** | **2.8** | **2.1** | **2.8** |

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## 3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Kingston CMA

| Centre | Bachelor | | 1 Bedroom | | 2 Bedroom | | 3 Bedroom + | | Total | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Oct-10 to Oct-11 | Oct-11 to Oct-12 | Oct-10 to Oct-11 | Oct-11 to Oct-12 | Oct-10 to Oct-11 | Oct-11 to Oct-12 | Oct-10 to Oct-11 | Oct-11 to Oct-12 | Oct-10 to Oct-11 | Oct-11 to Oct-12 |
| Kingston Zone 1 | ++ | 3.6 | 2.7 | 3.5 | 1.7 | 3.5 | ++ | ** | 2.0 | 3.3 |
| Kingston Zone 2 | 1.3 | 3.7 | 2.1 | 3.2 | 2.4 | 2.6 | 2.2 | 1.8 | 2.3 | 2.9 |
| Kingston Zone 3 | ++ | 3.1 | 0.9 | 3.1 | 1.0 | 3.6 | 1.2 | 3.3 | 0.8 | 3.5 |
| Kingston Zone 4 | 3.2 | 1.9 | 0.9 | 3.0 | 1.2 | 2.0 | 1.0 | 4.9 | 0.9 | 2.3 |
| **Kingston CMA** | **1.6** | **3.4** | **1.8** | **3.3** | **1.6** | **3.1** | **1.8** | **2.6** | **1.6** | **3.1** |

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

## TECHNICAL NOTE:

*Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):*

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

# METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

# METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

# DEFINITIONS

**Availability:** A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

**Rent:** The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

**Rental Apartment Structure:** Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

**Rental Row (Townhouse) Structure:** Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

**Vacancy:** A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

**Definitions of Census Areas referred to in this publication are as follows:**

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

**Acknowledgement**

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

**Rental Affordability Indicators**

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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